

**TOWN OF LOOMIS
PLANNING COMMISSION MINUTES
LOOMIS TOWN HALL
6140 HORSESHOE BAR ROAD, SUITE K
LOOMIS, CALIFORNIA**

TUESDAY

MAY 17, 2005

7:30 P.M.

CALL TO ORDER CHAIRMAN OBRANOVICH CALLED THE MEETING TO ORDER AT 7:35 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT Chairman Obranovich
 Commissioner Wilson
 Commissioner Thew
 Commissioner Hogan

ABSENT Commissioner Banyas

COMMISSION AND STAFF COMMENTS None

PUBLIC COMMENT None

ADOPTION OF AGENDA

Motion was made to adopt the Agenda. Agenda adopted on motion by Commissioner Wilson, seconded by Commissioner Hogan and passed by the following roll call vote:

Ayes: Obranovich, Wilson, Hogan, Thew
Noes: None
Absent: Banyas

CONSENT AGENDA

Motion was made to adopt the Consent Agenda. Agenda adopted on motion by Commissioner _____, seconded by Commissioner _____ and passed by the following roll call vote:

Ayes: Obranovich, Wilson, Hogan Thew
Noes: None
Absent: Banyas

1. PLANNING STATUS REPORT

RECEIVE & FILE

2. MINUTES OF APRIL 19, 2005

APPROVE

Commissioner Wilson noted revision with minor changes before the Commission.

**3. #05-04 – FIRST UNITED METHODIST CHURCH
MITIGATED NEG. DEC., CUP & DR**

APPROVE

PUBLIC HEARING

4. #05-03 - LOOMIS CHAMBER OF COMMERCE CONDITIONAL USE PERMIT, DESIGN REVIEW & VARIANCE, DOC BARNES ROAD AND HORSESHOE BAR ROAD - APN: 043-010-016

The Loomis Basin Chamber of Commerce, the applicant, requests a Conditional Use Permit (CUP), Design Review (DR) and Variance (VAR) approval on a 0.14-acre parcel located at the northwest corner of Doc Barnes and Horseshoe Bar Road intersection, APN: 043-010-016. The request is to construct a 1,056 square foot modular building and parking lot for the office of the Loomis Basin Chamber of Commerce. A Variance (VAR) is requested to allow the building to be constructed within the side corner setback area. The property is zoned Central Commercial (CC)

and designated "Central Commercial" in the General Plan. Staff has determined that the proposed project is consistent with the General Plan and the Zoning Ordinance. The project is Categorically Exempt under CEQA Sections 15303.

Recommended action: If the Commission is able to make the findings required for a variance and Design Review the Planning Commission may approve Resolution #05-08 a Conditional Use Permit (CUP), Design Review (DR) and Variance (VAR) on a 0.14-acre parcel located at the northwest corner of Doc Barnes and Horseshoe Bar Road intersection, APN: 043-010-016, with the findings in Exhibit A and the recommended conditions in Exhibit B.

Public comment:

Vicky Morris, 4390 Gold Trail Way, applicant, stated the following:

- Last meeting the Chamber was asked to come back with a design that was more residential and they have
- Landscaping plans have been provided
- Hopes for a decision tonight
- Assures the Commission that only a high-quality building would be produced
- Pillars can be re-sized to meet the Commissions wishes
- Can follow the recommendations of the arborists
- The size of the building they are proposing is as small as they can go
- The Depot building is years away and maybe cost prohibitive

John Newsom, applicant, 2681 Newcastle Road, Newcastle, applicant stated the following:

- The building will not be an eyesore
- Architectural styles vary dramatically up and down Horseshoe Bar Road

Karen Fox, 6060 Horseshoe Bar Road, stated the following:

- The Commission is in a difficult position and needs to separate the project from the applicant
- The Town needs to consider what type of standard they are setting when they approve a project at the entry way into Town
- While parking may meet the standards it does not meet the needs of a 225 member Chamber of commerce
- Landscaping is needed in the parking lot and next to the building
- No shading is provided in the parking lot
- Read aloud Paul Walsh's letter and emphasizes that this is not the level of quality expected at the entrance to Town
- The General Plan calls for timeless architecture and this project does not meet those standards
- Reads from the ABACUS arborist study emphasizes that the project will cause the demise of the tree
- Questions whose liability the tree is if it is damaged
- Wants to see a Chamber building but it cannot be a rectangle on this site so close to the oak tree

Miquel Uovich, 5916 Craig Court, stated the following:

- The Town of Loomis is like a small family and not everything is perfect but this is an opportunity to help the family
- The building is reminiscent of other buildings on Horseshoe Bar Road
- Having the Chamber at this location would benefit the entire community and businesses in the Town
- Ideal location for a Chamber building

Walt Scherer, 3683 Frost Lane, stated the following:

- The Chamber is not a land speculator
- Would like to see the Commission work towards a unanimous decision to approve the project

Jeff Parks, 5770 Arcadia, stated the following:

- Takes issue with the arborist report and believes that the project would not harm the tree
- Thinks the building looks much nicer than many of the buildings in Town
- The Chamber might want to consider moving the building forward

Henry Schneider, applicant, stated the following:

- The Chamber only has one employee, but would eventually like to have two
- The Chamber meets only one night a month
- Would be thrilled to have three visitors at one time but it simply does not happen
- Thinks it is a nice plan

Following further discussion on the matter, a motion was made to approve Resolution #05-08 a Conditional Use Permit (CUP), Design Review (DR) and Variance (VAR) on a 0.14-acre parcel located at the northwest corner of Doc Barnes and Horseshoe Bar Road intersection, APN: 043-010-016

On motion by Chairman Obranovich, seconded by Commissioner Hogan and failed by the following roll call vote:

Ayes:	Hogan and Obranovich,
Abstain:	None
Noes:	Thew and Wilson
Absent:	Banyas

A second motion was made to continue the item for a full Commission with direction given to the Chamber to work with the arborist reports and see if more landscaping can be added

On motion by Commissioner Hogan, seconded by Commissioner Thew and passed by the following roll call vote:

Ayes:	Hogan, Obranovich, Thew and Wilson
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Abstain: None
Noes: None
Absent: Banyas

5. 04-22 – HINKEY MINOR LAND DIVISION, 4193 LAIRD ROAD, APN: 045-063-071

Joseph and Michele Hinkey, the applicants, requests a Minor Land Division (MLD) approval on a 6.7 acre parcel located at 4193 Laird Road, APN: 045-063-071. The request is to subdivide a 6.7-acre parcel into 2 lots (Parcel 1: 2.58 acres and Parcel 2: 4.14 acres). The property is zoned Residential Estates – 2.3 acre lot minimum and designated "Residential Estates" (RE) in the General Plan. The proposed project, if granted a "MLD" is consistent with the General Plan and the Zoning Ordinance. A Mitigated Negative Declaration has been prepared.

Recommended action: Approve Resolution #05-12 for a Mitigated Negative Declaration and a Minor Land Division to split a 6.7± acre parcel into 2 lots Parcel 1: 2.58 acres and Parcel 2: 4.14 acres) at 4193 Laird Brace Road (APN 045-063-071) with the findings in Exhibit A and the recommended conditions in Exhibit B.

Public comment:

Joe Hinkey, 4193 Laird Road, applicant stated the following:

- No problem with conditions
- Intends to build a single family home

Following further discussion on the matter, a motion was made to approve #05-12 for a Mitigated Negative Declaration and a Minor Land Division to split a 6.7± acre parcel into 2 lots Parcel 1: 2.58 acres and Parcel 2: 4.14 acres) at 4193 Laird Brace Road, APN: 045-063-071

On motion by Commissioner Hogan, seconded by Commissioner Thew and passed by the following roll call vote:

Ayes: Hogan, Obranovich, Thew and Wilson
Abstain: None
Noes: None
Absent: Banyas

6. #04-13 TOWN OF LOOMIS ZONING ORDINANCE REVISIONS, ENTIRE TOWN

The project consists of zoning ordinance modifications for Commission recommendation – 1) Clarify specific use regulations for equestrian facilities. A Negative Declaration has been recommended to the Town Council for all of the proposed zoning ordinance modifications.

Recommended action: Re-open continued public hearing, consider regulations for equestrian facilities, thereby completing the recommendation to the Council and adopt Resolution #05-13.

Public comment:

None

Following further discussion on the matter a motion was made to give recommendations to the council for modify the proposed animal keeping standards with direction given to Staff include: allowing through a use permit one horse to be exchanged for three smaller animals and having lighting, dust control and parking plans be reviewed through a use permit and give recommendations to the council for adoption of the following:

On motion by Commissioner Hogan, seconded by Commissioner Thew and passed by the following roll call vote:

Ayes: Hogan, Obranovich, Thew and Wilson
Abstain: None
Noes: None
Absent: Banyas

7. PROPOSED DESIGN GUIDELINES

One of the goals in the General Plan and the Town Council is to complete design guidelines for the Town to provide guidance for applicants and for the approving bodies of applications. Staff is currently working on a draft that synthesizes previous efforts and incorporates guidelines from other communities.

Recommended action: Give direction to staff regarding design guidelines content and format.

Public comment:

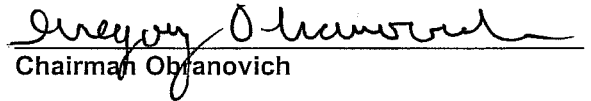
None

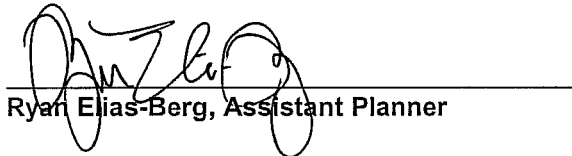
Continue proposed Design Guidelines to the May 17th meeting

NEW BUSINESS NONE

MATTERS OF INTEREST TO THE COMMISSIONERS NONE

ADJOURNMENT Chairman Obranovich adjourned the meeting AT 10:04 P.M.


Chairman Obranovich


Ryan Elias-Berg, Assistant Planner